

IN RE: PETITION FOR VARIANCE	* BEFORE THE
N/S Baltimore National Pike,	* DEPUTY ZONING COMMISSIONER
600' W of the c/l of Geipe Ave.	* OF BALTIMORE COUNTY
(6408 Baltimore National Pike)	* Case No. 97-434-A
1st Election District	*
1st Councilmanic District	
Charles J. Rinaudo, Sr.	
Petitioner	

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 6408 Baltimore National Pike, located in the vicinity of Rolling Road in Catonsville. The Petition was filed by the owner of the property, Charles J. Rinaudo, Sr., and the Contract Lessee, Jeffrey A. Lawn. The Petitioner seeks relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 43 existing parking spaces in lieu of the required 54 for a proposed deck. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Charles J. Rinaudo, Sr., and his wife, Patricia Rinaudo, property owners, Jeffrey A. Lawn and Brion Townshend, Contract Lessees, Elizabeth M. Lawn, and Thomas J. Connor. The Petitioners were represented by Melvin J. Kodenski, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 20,000 sq.ft. zoned B.R.-A.S., and is improved with a one-story block and stucco pub known as Appleschmidt's Pub. The Petitioners are desirous of constructing a one-story frame deck on the rear of the existing building as shown on the site plan. Testimony indicated that the proposed

ORDER RECEIVED FOR FILING

Date 2/3/97

By [Signature]

deck will allow for outdoor dining for its customers, as well as provide additional seating for customers who wish to relax outdoors during the summer months. These outdoor decks have become more common throughout Baltimore County and the Petitioners simply wish to be more competitive. However, as a result of the proposed improvements, the number of parking spaces required for the use on the property is raised to 54; however, only 43 parking spaces can be provided. Thus, the requested variance is necessary in order to proceed as proposed. Testimony indicated that the Pub has existed on the property for many years and that the 43 parking spaces currently provided on site have always been sufficient. In addition, there is available parking on adjacent properties should the need for additional parking arise. Testimony indicated that the proposed deck should not adversely affect existing parking conditions.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

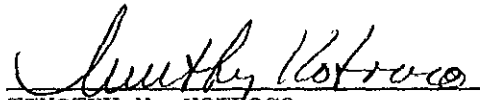
ORDER RECORDED FOR FILING  
5/30/97  
10:30  
20

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. Testimony revealed that the Pub has existed on the property for many years and there has never been a parking problem. Furthermore, all of those in attendance supported the request and there were no adverse comments submitted any Baltimore County reviewing agency. In my view, the proposed deck is in keeping with the Pub operation and will not adversely affect the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30<sup>th</sup> day of May, 1997 that the Petition for Variance seeking relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 43 existing parking spaces in lieu of the required 54 for a proposed deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

May 30, 1997

Melvin J. Kodenski, Esquire  
19 E. Fayette Street  
Baltimore, Maryland 21202-6420

RE: PETITION FOR VARIANCE  
N/S Baltimore National Pike, 600' W of the c/l of Geipe Avenue  
(6408 Baltimore National Pike)  
1st Election District - 1st Councilmanic District  
Charles J. Rinaudo, Sr. - Petitioner  
Case No. 97-434-A

Dear Mr. & Mrs. Rinaudo:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Charles J. Rinaudo, Sr.  
9910 Postwick Road, Ellicott City, Md. 21042

Messrs. Jeffrey A. Lawn and Brion Townshend, Appleschmidt's Pub  
6408 Baltimore National Pike, Catonsville, Md. 21228

People's Counsel; Case Files



RE: PETITION FOR VARIANCE  
6408 Baltimore National Pike, N/S Balt.  
Nat'l Pike, 600' W of c/l Geipe Road  
1st Election District, 1st Councilmanic

Legal Owner(s): Charles J. Rinaudo, Sr.  
Contract Purchaser: Jeffrey A. Lawn  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NOS. 97-434-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14<sup>th</sup> day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to John L. Mellema Land Surveyors, 5409 East Drive, Baltimore, MD 21227, representative for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

# 434



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 6408 Balto. Natl. Pike  
which is presently zoned BR-AS

97-434-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409. C.A. 2 to permit 43 existing parking spaces in lieu of 54

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Building has existed for many years. The deck that would be built will cause a parking deficiency of 10 spaces. This building has never had a parking problem in the past and the addition of the deck is only to serve the regular patrons.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Jeffrey A. Lawn  
(Type or Print Name)

[Signature]  
Signature

6408 Baltimore National Pike  
Address

Catonsville MD 21228  
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Charles J. Rivaudo, Sr  
(Type or Print Name)

[Signature]  
Signature

(Type or Print Name)

Signature

9910 Postwick Rd (410) 465-0456  
Address Phone No

Ellicott City MD 21042  
City State Zipcode

Name, Address and phone number of representative to be contacted

John Mellema Surveyors  
Name

5409 EAST DRIVE (410) 247-7488  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL ☒ OTHER

REVIEWED BY: mtl DATE 4/4/97

ORDER RECEIVED FOR FILING  
Date 5/30/97  
By [Signature]



Printed with Soybean Ink on Recycled Paper





*John C. Mellema, P.C. Inc.*

5409 East Drive

Baltimore, MD 21227

(410) 247-7488 Fax (410) 247-2507

BEGINNING FOR THE SAME at an iron pipe set in the northeasterly boundary line of the State Road (150 feet wide) distant southeasterly along the State Road 100' from the beginning of the last or North 64° West 206-3/4 foot line in the 1945 conveyance from Samuel J. Greer and wife to George Rackensberger, thence running along said road South 64° East 100 feet to an iron pipe set at the beginning point of the lot of ground conveyed to Clarence C. Thomey in 1942, thence at right angles with said road line North 26° East 200 feet passing on the north rear corner pipe of the said Thomey's lot and extending 50 feet beyond to an iron pipe, thence parallel with said road line North 64° West 100 feet to an iron pipe, thence at right angles South 26° West 200 feet to the first place of beginning. Containing 46/100ths acres more or less, being known as No. 6408 Baltimore National Pike.

BEING the same lot or parcel of ground described in a Deed dated December 14, 1970 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 51S2, folio 542 from Title Conveyancing Inc. to Louise Rinaudo and Charles J. Rinaudo, Sr. as joint tenants.



# 434

# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property

identified herein as follows:

Case: #97-434-A  
6408 Baltimore National Pike  
N/S Baltimore National Pike,  
600' W of 21st Street  
1st-Election District  
1st Councilmanic  
Legal Owner(s):  
Jeffrey A. Lawn

Variance: to permit 43 existing parking spaces in lieu of 54.

Hearing: **Wednesday, May 14, 1997 at 2:00 p.m. in Rm. 118, Old Courthouse, 400 Washington Avenue.**

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.  
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

4/27/97 April 17 C135820

TOWSON, MD.,

*April 17, 1997*

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 17, 1997.

THE JEFFERSONIAN,

*A. Henricson*

LEGAL AD. - TOWSON



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 028659

DATE 4/4/97 ACCOUNT 01-615

Item: 434  
By: mfk

AMOUNT \$ 250.00

RECEIVED FROM: T. Appleschmidt's Pub - 6408 Balt. Nat Pike

FOR: 020 - Comm. Variance - \$250.00

03A9180278H1CHRC \$250.00  
BA C003:40PM04-04-97

VALIDATION OR SIGNATURE OF CASHIER

DISCUSSION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

# CERTIFICATE OF POSTING

RE: Case No.: 97-434-A

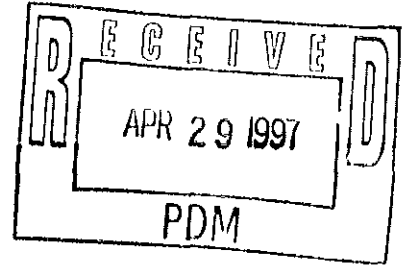
Petitioner/Developer: \_\_\_\_\_

JEFFREY A. LAWN

Date of Hearing/Closing: MAY 14, 1997

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens



Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_\_\_\_\_

6408 BALTIMORE NATIONAL PIKE

The sign(s) were posted on APRIL 25TH 1997  
(Month, Day, Year)

Sincerely,

Garland E. Moore  
(Signature of Sign Poster and Date)

GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BALTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(Telephone Number)

# ZONING NOTICE

Case #: 97-434-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

ROOM 116, OLD COURTHOUSE  
PLACE: 400 WASHINGTON AVENUE

TIME & DATE: 2:00 PM, MAY 14, 1997

REQUEST- VARIANCE TO

PERMIT 42 EXISTING

PARKING SPACES IN LIEU

OF 54

#434

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_ \*

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_ \*

DATE AND TIME: \_\_\_\_\_ \*

REQUEST: to permit 43 existing parking spaces  
in lot of 54.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 434

Petitioner: Jeffrey A. Lamm (T. Apple submits Pub)

Location: 6408 Balto. Nat. Pike

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John Melleme Surveyors

ADDRESS: 5409 East Drive

Balto. MD. 21227

PHONE NUMBER: (410) 247-7488

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY  
April 17, 1997 Issue - Jeffersonian

Please forward billing to:

John Mellema Surveyors  
5409 East Drive  
Baltimore, Maryland 21227  
410-247-7488

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-434-A  
6408 Baltimore National Pike  
N/S Baltimore National Pike, 600' W of c/l Geipe Road  
1st Election District - 1st Councilmanic  
Legal Owner(s): Jeffrey A. Lawn

Variance to permit 43 existing parking spaces in lieu of 54.

HEARING: WEDNESDAY, MAY 14, 1997 at 2:00 p.m., Room 118, Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 14, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-434-A  
6408 Baltimore National Pike  
N/S Baltimore National Pike, 600' W of c/l Geipe Road  
1st Election District - 1st Councilmanic  
Legal Owner(s): Jeffrey A. Lawn

Variance to permit 43 existing parking spaces in lieu of 54.

HEARING: WEDNESDAY, MAY 14, 1997 at 2:00 p.m., Room 118, Old Courthouse, 400 Washington Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Charles J. Rinaudo, Sr.  
Jeffrey A. Lawn  
John Mellema Surveyors

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 29, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 9, 1997

Mr. Charles J. Rinaudo, Sr.  
9910 Postwick Road  
Ellicott City, MD 21042

RE: Item No.: 434  
Case No.: 97-434-A  
Petitioner: Charles Rinaudo, Sr.

Dear Mr. Rinaudo:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 4, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that partially obscures the text.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

April 15, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: George J. Norvell - 426  
Charles J. Rinaudo, Sr. - 434

Location: DISTRIBUTION MEETING OF April 14, 1997

Item No.: 426 and 434

Zoning Agenda:

Gentlemen:

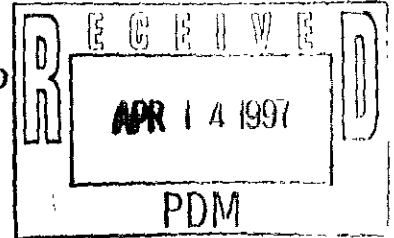
Pursuant to your request, the referenced property, has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 807-4081, MS-1102F  
cc: File



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

SUBJECT: Zoning Advisory Petitions

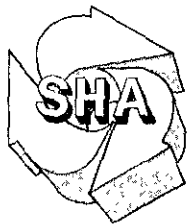
The Planning Office has no comments on the following petitions (s):

Item Nos. 426, 427, 428, 429, 432, and 434

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long  
Division Chief: Carol Kerns

AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 4.16.97  
Item No. 434 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*R. J. Burns*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   April 21, 1997

FROM: *Pub* Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
              for April 21, 1997  
              Item Nos. 427, 428, 429, 430, 431, 433 and 434

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc:   File

ZONE421.NOC

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 4/23/97

FROM: R. Bruce Seeley.  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: April 14, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

426	431
428	432
429	(434)
430	

RBS:sp

BRUCEZ/DEPRM/TXTSBP

# 434

Tapples Ltd.  
t/a T. Appleschmidt's Pub  
6408 Baltimore National Pike  
Catonsville, MD 21228

March 25, 1997

Baltimore County Maryland  
Department of Permits & Development  
Management  
111 Chesapeake Avenue  
Towson, MD 21204

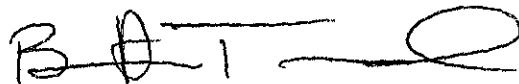
Dear Sir:

This letter is written with the intent to file for a parking variance for Tapples Ltd., located at 6408 Baltimore National Pike, Catonsville, MD, 21228. It is our intention to add an outside deck to the existing building. The additional floor area is required to accommodate our existing client base during the summer months. At present, our regular clientele find it overcrowded because of our lack of seating. This additional area would help alleviate this problem and offer our clients a more comfortable experience.

If you have any questions as well as comments or need additional information please contact Brion Townshend or Jeff Lawn at (410) 744-5223.

Thank you for your time.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Brion Townshend', with a stylized flourish at the end.

Brion Townshend

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ELIZABETH M. LAWN

8243 FAIRWOOD DR. PASADENA

Thomas J. Connor

340 WHITFIELD RD. - 21228

Brian Townshend

6807 Larchview Dr. 21228

Jeffrey A. Lawn

8243 Fairwood Dr. Pasadena

Chloe J. Remains Sr

9910 Pasture Rd. Ho Co

Patricia C. Remains

9910 Pasture Rd Ho Co



# 434

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

PREPARED WITHOUT TITLE EXAMINATION ON INFORMATION SUPPLIED BY THE PARTIES.  
NO TITLE LIABILITY IS ASSUMED.

**This Deed,** MADE THIS 5th day of April

in the year one thousand nine hundred and ninety-two  
LOUISE RINAUDO, party

by and between

of the first part, and  
CHARLES J. RINAUDO, SR., TRUSTEE, party

of the second part.

A RC/F 12.50  
AC IHP 5.00  
DEED 0 #  
SM CLERK 17.50  
SN CLERK 17.50  
0 #  
H38838 C003 R01 T12:34  
06/10/92

WITNESSETH, That in consideration of the sum of \$0.00, there being no actual consideration being paid for the within conveyance,

the said party of the first part

TRANSFER TAX  
DATE 5/8/92

do es grant and convey to the said party of the second part, his

personal representatives/successors and assigns, in fee simple, all

that lot of ground situate in Baltimore County State of Maryland  
and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe set in the northeasterly boundary line of the State Road (150 feet wide) distant southeasterly along the State Road 100' from the beginning of the last or North 64° West 206-3/4 foot line in the 1945 conveyance from Samuel J. Greer and wife to George Rackensberger, thence running along said road South 64° East 100 feet to an iron pipe set at the beginning point of the lot of ground conveyed to Clarence C. Thomey in 1942, thence at right angles with said road line North 26° East 200 feet passing on the north rear corner pipe of the said Thomey's lot and extending 50 feet beyond to an iron pipe, thence parallel with said road line North 64° West 100 feet to an iron pipe, thence at right angles South 26° West 200 feet to the first place of beginning. Containing 46/100ths acres more or less, being known as No. 6408 Baltimore National Pike.

BEING the same lot or parcel of ground described in a Deed dated December 14, 1970 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5152, folio 542 from Title Conveyancing, Inc. to Louise Rinaudo and Charles J. Rinaudo, Sr. as joint tenants.

Pursuant to the provisions of the Real Property Article of the Annotated Code of Maryland, this is to certify that the within Deed was prepared under the supervision of the undersigned attorney at law.

TRANSFER TAX NOT REQUIRED  
Director of Finance  
BALTIMORE COUNTY MARYLAND

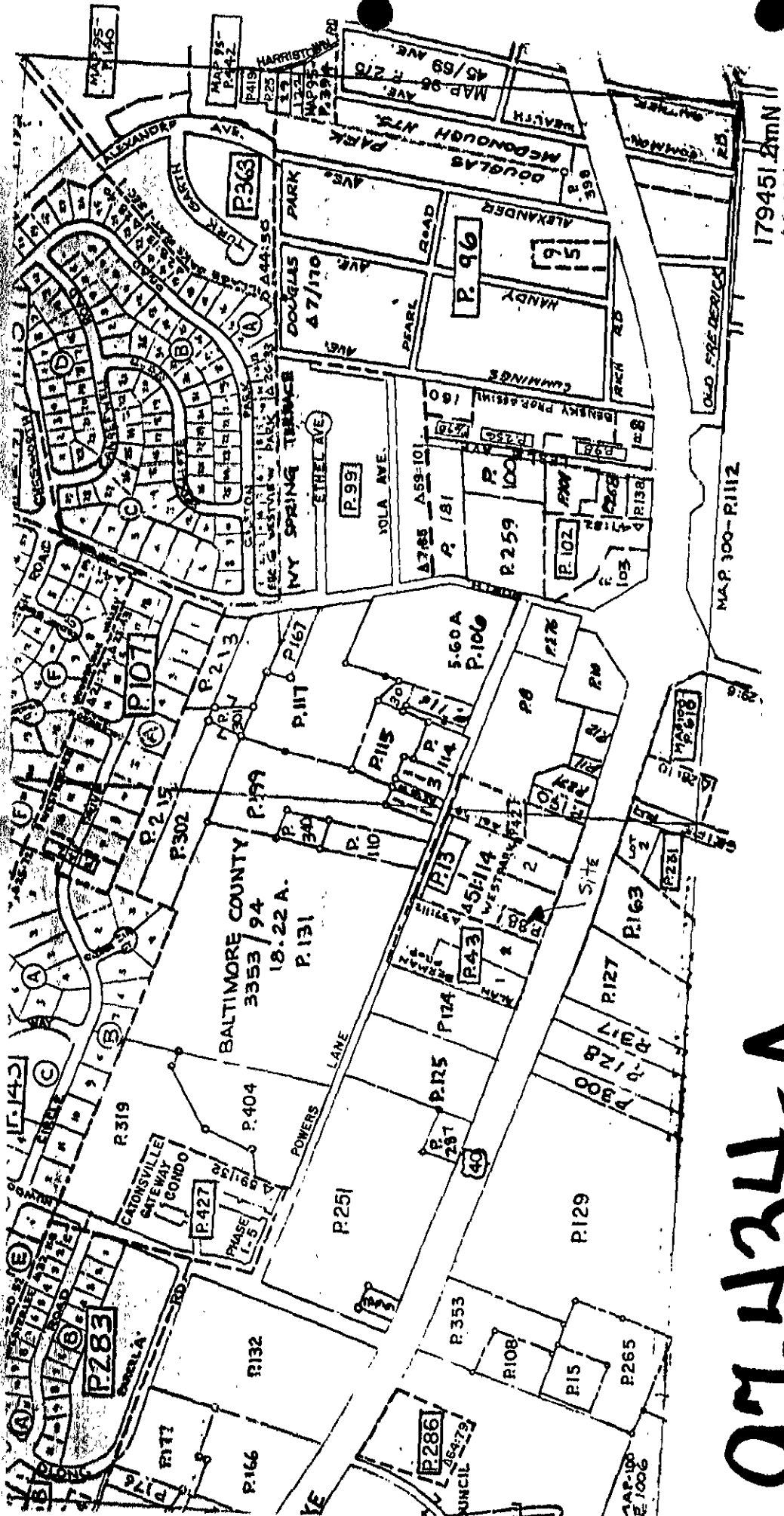
Laurence B. Raber  
Laurence B. Raber

For Jay Bugas  
Date 4-28-92 Soc 33-139C9e

5/8/92

97-434-A





Q7-434-A

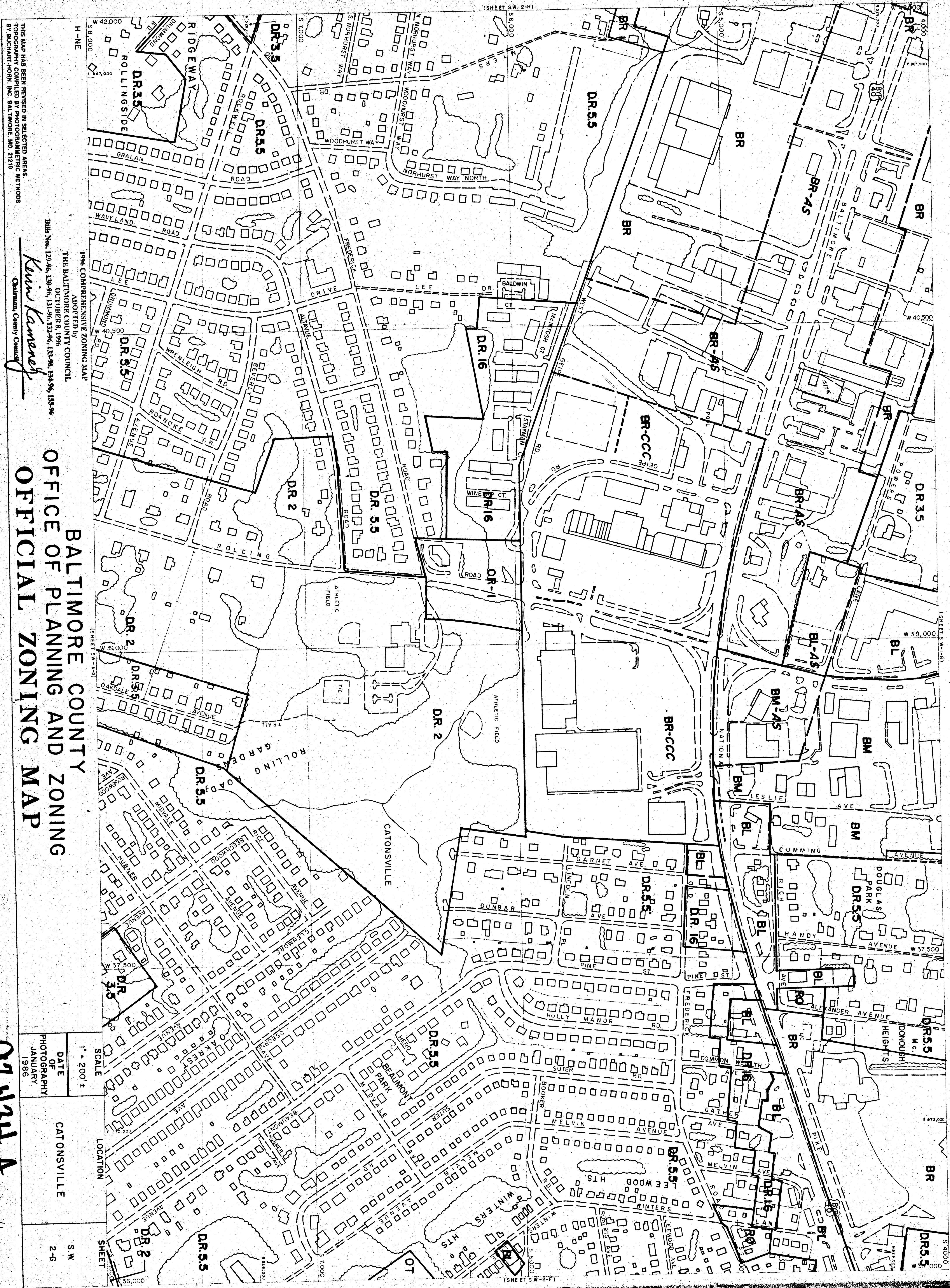
SCALE 1" = 600'

1	2	3
4		

DETAIL MAP  
94-3

#434





THIS MAP HAS BEEN REVENED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
Bill No. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96  
*Kevin Kamey*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE	1" = 200'	LOCATION	CATONSVILLE	SHEET	SW
DATE OF PHOTOGRAPHY	JANUARY 1986				2-6

91-434-A #434



EXIST. FLOOR SIZE = 2092.8 SQ. FT.  
PROPOSED DECK = 576 SQ. FT.  
TOTAL FLOOR SIZE = 2668.80

F. A. R. = MAX. 2.0  
PROPOSED = 0.1334

**PARKING TABULATIONS**  
FLOOR AREA: 2668.80 SQ. FT. = 20PS/1000 SQ.FT.  
TOTAL PARKING SPACES REQUIRED: 54  
TOTAL PARKING SPACES AVAILABLE: 43

**AMENITY OPEN SPACE NOT REQUIRED**  
THE PURPOSE OF THIS PLAT IS TO ACQUIRE A VARIANCE FOR PARKING SPACES REQUIRED FOR THE ADDITION OF AN 18' X 32' FRAME DECK FOR THE SEASONAL ENJOYMENT OF THE PATRONS WHO HAVE FAITHFULLY SUPPORTED THIS ESTABLISHMENT NOW AND HOPEFULLY IN THE FUTURE.

ALVIN SNYDER & SHRI SHIVA CORPORATION  
DEED REFERENCE: 10512/097  
TAX ID: 170000383  
LOT 2 PLAT OF ALLAN BERMAN PROPERTY  
E.H.K.JR. 37 FOLIO 112  
#6422

**NOTE: 1. THE PETITIONERS OF THIS VARIANCE**  
DEED REFERENCE: 10512/097  
TAX ID: 170000383  
LOT 2 PLAT OF ALLAN BERMAN PROPERTY  
E.H.K.JR. 37 FOLIO 112  
#6422



PREPARED BY  
JOHN C. MELLEMA SR., INC.  
LAND SURVEYORS

5409 EAST DRIVE BALTIMORE, MD. 21227  
PHONE (410) 247-7488 FAX (410) 247-2307

BALTIMORE  
ROUTE NATIONAL PIKE  
150' R/W  
40 WEST PIKE

EXIST. 12" WATER  
(DRVG. #73-0005)

EXIST. 8" SEWER  
(DRVG. 66-104)

BR-AS

EXISTING 2 STORY BRICK

BR-AS



VICINITY MAP  
SCALE 1"=200'

1434-A

TRIPED ASSOCIATES LIMITED PARTNERSHIP  
DEED REFERENCE: 10628/457  
TAX ID: 170001363  
LOT 1 WESTPARK E.H.K.JR. 31 FOLIO 114  
#6402

**PETITIONER'S**  
**EXHIBIT 1**

OWNER OF THE PROPERTY  
CHARLES J. RINAUDO SR.  
9910 POSTWICK ROAD  
ELLICOTT CITY MD, 21043

DEED REFERENCE: 9220/312 TX ID: 100835100  
ELECTION DIST. 1  
COUNCILMANIC DIST. 1  
GROSS AREA OF LOT = 20,000 SQ. FT.

#1434

PLAT TO ACCOMPANY ZONING VARIANCE  
(PARKING SPACES)

6408 BALTIMORE NATIONAL PIKE  
T. APPELSCHMIDT'S PUB  
TAX MAP 94 GRID 23 PARCEL 88  
BALTIMORE CO, MARYLAND 21227  
SCALE 1"=20' MARCH 1997  
PRESENT ZONING BR-AS